SDCL 1-19A-11.1 – Project Notification Form
Local Government Entity Requesting Review
City of Rapid City
Contact Person for Government Entity
    Name: Sarah Hanzel, Long Range Planner
    Address: City of Rapid City, 300 Sixth Street, Rapid City, SD, 57701
    Phone Number: 605-394-4120
    Email: sarah.hanzel@rcgov.org

Project Location: The project is located at 430 Main Street, also known as Gambles Store, a contributing structure in Rapid City's Downtown Commercial Historic District.

The application package submitted shows an early photograph of the building. According to the National Register Nomination this building was constructed in 1947 and has the following physical characteristics:

- A utilitarian; tan brick (common bond 6/1);
- 1 story;
- Rectangular plan;
- Flat roof: tar and gravel;
- Main entrance SW corner, large plate glass display windows, stainless steel door and window frames;
- Restrained art deco ornament.

An inventory form completed in 2007 identifies similar physical notes:

- One story plus basement
- Yellow brick exterior cladding
- Flat roof
- Concrete foundation
- Large display windows in original aluminum framing
- Corner entry is angled;
- Large awning/canopy along entire south elevation wrapping around corner entry and partially along west wall;
- Original pylon sign has been removed
Much of interior is intact.

This structure has historic significance in association with postwar-era commerce in Rapid City and the movement toward modern architecture.

**Project Description:** The applicant requests a building permit to make several exterior alterations to the building, as outlined in the attached renderings

- A1.0 – Proposed Alterations at 5th and Main (corner) view
- A1.1 – Proposed Alterations 5th Street view
- A1.2 – Proposed Alterations Main Street view
- A1.3 – Historic Photograph and summary of existing building exterior finishes
- A1.4 – Recent photograph of property (corner view) and list of exterior building changes to date.
- A1.5-1.6 – Existing Comparisons of downtown finishes**
- A1.7 – Aerial View

**The finishes identified on Exhibit A1.5 (left to right) occur at 445 Mount Rushmore Road (Non-Listed) 504 Mount Rushmore Road (Non-Listed) and 722 Saint Joseph Street (Non-Listed). The finishes identified on Exhibit A1.6 (left to right) occur at 510 Main Street (Contributing Structure) 502 Main Street (Non-Contributing Structure).**

The Downtown Master Plan referenced in the project proposal aims to encourage a pedestrian oriented environment and vibrancy that is consistent with and complimentary to historical development patterns. These recommendations are meant to inform both new construction and re-construction of existing building stock. However, the plan does not promote alterations that result in adverse effects to structures listed on the National Register of Historic Places. The *Frameworks and Strategies* section of the Plan (page 54) states:

“Residential and commercial historic buildings throughout downtown should be maintained and preserved. Adaptive re-use of historic buildings should be encouraged as a development strategy to rehabilitate historic structures.”

The design guidelines identify relationships to the historic districts as follows (page E-7):

“These design guidelines are not intended to replace or diminish the design standards or review process for the Historic Commercial or West Boulevard Historic Districts, individually designated properties/structures, or their environs. Rather, they provide additional guidance to the development or rehabilitation within the district. Where these guidelines are in conflict with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, the Secretary of the Interior’s Standards shall control.”

**Project Review:** The proposed alterations will not impact Standard 1 due to the use of the property remaining as a retail storefront. However, it appears that Standards 2, 5, and
9 are not met with this proposal and therefore may impose an adverse effect to historic property. Standards 3, 4, 6, 7, 8, and 10 may not apply in this situation. The City requests SHPO's comment in determining the extent to which the Standards are met by this proposal and the potential for adverse effect. If you should require additional information to provide comments, please let me know.

**Enclosures:**
- Application
- Exhibits A1.0-A1.7
- Aerial Map
- National Register Nomination
- 2007 Survey Notes

**Government Official's Signature:** Sarah Hanzel

**Date:** 8/24/17
## Community Planning & Development Services
City of Rapid City
300 Sixth Street, Rapid City, SD 57701-2724
Phone: (605) 394-4120 Fax: (605) 394-6636 Web: www.rcgov.org

<table>
<thead>
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<tr>
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<tr>
<td>Location Address:</td>
<td>430 Main Street, Rapid City, SD</td>
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<td>Historic District:</td>
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<tr>
<td>X Downtown Historic District</td>
<td></td>
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<tr>
<td>Individually Listed Property</td>
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<td>Year Constructed:</td>
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<td>Status:</td>
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**Brief description of project request:**
Update the building appearance by using similar materials used in the downtown redevelopment as recognized in the study prepared for the rc.downtownplan.com. The masterplan outlines a limited time window to focus and capitalize on current trends. The architectural character of the revised building elevations will be taken into consideration. The materials used in the downtown area. Care will be exercised not to disturb the existing brick building facade materials. The lower metal panels (below the existing windows) have been damaged by an automobile crashing into the building. The lower metal panels will be removed and replaced with concrete masonry units to maintain the original look of the building. EIFS and metal panels applied to the building facade will be completed in a manner to preserve the existing materials with minimal or no damage to the existing brick. The colors being proposed will be compatible with the downtown character.

<table>
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<th>Applicant (if different from owner)</th>
<th>605 341 2189</th>
<th>605 341 2288</th>
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<tbody>
<tr>
<td>Phone Number</td>
<td>Fax Number</td>
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<tr>
<td>Owner &amp; Architect</td>
<td>526 S. Joseph St \ St A \ Rapid City, SD 57702</td>
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<tr>
<td>Street Address</td>
<td>City, State, Zip Code</td>
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<tr>
<td>Owner's Signature</td>
<td>8.22.2017</td>
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<tr>
<td>Date</td>
<td><a href="mailto:lyle@benrksaing.com">lyle@benrksaing.com</a></td>
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**Owner**

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<tr>
<th>Owner's Signature (<em>Required</em>)</th>
<th>Street Address</th>
<th>City, State, Zip Code</th>
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**Applications must be submitted to the Community Planning & Development Services Department**

**All required information must be submitted with the application. Digital Submissions are encouraged, incomplete applications will not be processed. If your application requires review by the Historic Preservation Commission:** Historic Preservation Commission meetings are held on the 3rd floor in the West Community Room of the City/School Administration Building, 300 6th Street, at 7:45 a.m. the 2nd and 4th Wednesdays of each month. All application materials must be received by 4:00, 12 days in advance of the meeting.

**A representative must be present at the meeting or the application may be denied.**

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<th>Date of Review/Meeting</th>
<th>Application File #</th>
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**Date**

**Last updated 3/2016**

Historic Preservation 11.1 Review Application

Page 1 of 2
Checklist for required information to be submitted with application:

- Completed Historic Preservation 11.1 Review Application Form

- Several color photographs of the existing structure that include:
  - A street frontage photo
  - Photos of all areas affected by the proposed project
  - 3-5 photos of rot or decay of an element that is to be replaced or repaired

- A site plan drawn to scale showing the existing structure(s) and the proposed project changes. The site plan should clearly create a graphic representation of the building footprint(s) and any other elements that are part of the request.

- Elevation sketches drawn to scale showing the proposed changes. The elevation sketches should provide a view that shows each affected exterior wall as though you were looking straight at it, with any relevant changes represented.

- A written description of the proposed project request that includes:
  - Description of the materials to be used in the project
  - Description of the materials to be replaced in the project (i.e. wood siding, masonite siding, cedar shakes, 4” reveal clapboard, Dutch-lap, ship-lap, etc.)
  - Whether this project is attempting to qualify for the State Tax Moratorium (if you are not sure what this is, don't hesitate to ask!)

- Floor plan information drawn to scale and proposed changes if interior work is being requested. (May be required for non-residential structures).

- Document demonstrating feasible and prudent alternatives have been considered for the project, describing how all possible efforts have been made to minimize harm to the historic property.

Staff to provide:

- Aerial map of the property
- Historic Site Inventory Description (if applicable)
- Elements of the structure(s) listed as contributing factors on the Historic Site Inventory
August 2, 2017

Dear Sir/Madam,

Please allow me to introduce myself: I am Diane Alberts, an owner of 430 Main St, in downtown Rapid City. We own and operate the Furniture Mart at this location. In addition to Furniture Mart, we own Freed’s Fine Furnishings, located on the west side of Rapid City.

We recently suffered a fire at Freed’s Fine Furnishings, resulting in a complete loss of all merchandise and the building. For this reason, it is our wish to re-structure the 430 Main St location to include both Furniture Mart and Freed’s Fine Furnishings.

Our building at 430 Main St begins the “east of 5th movement”, recently described in the study done by the City of Rapid City (fc.downtownplan.com). The master plan outlines a limited window of five – seven years to focus on downtown and capitalize on current trends. Architectural recommendations for east of 5th St include mixed patterns, character, and creating live/work structures. Further recommendations include positioning the east of 5th area as a “…center for entrepreneurship and innovation”. On page 22 of the report, an “Action Plan” shows examples of buildings that would characterize the “edgy and gritty” east of 5th vision.

I enclose a photo of our existing building along with the conceptual drawings of our new vision. We feel this 21st century take on our mid-century modern building will embrace the exact feeling and excitement the master plan projects for east of 5th. Our location would allow us to be the cornerstone of this movement.

Thanking you in advance for your consideration.

Sincerely,

Diane Alberts
Owner
430 Main St.
Rapid City, SD 57701
NEW EXTERIOR RENOVATION PROPOSAL - FURNITURE MART
Rapid City, South Dakota

EXISTING FURNITURE MART BUILDING 5TH & MAIN

NEW FRAME PARAPET WALLS FOR ACCENT TO BUILDING TO MATCH EXISTING DECOR FEATURE (METAL PANELS - COPPER W/BRONZE ACCENT COLORS)

FRAME PARAPET AT CORNER OF BUILDING AT 5TH STREET AND MAIN STREET

COVER EXISTING BRICK W/ EIFS FINISH - LIGHT GRAY COLOR (BRICK WILL NOT BE DAMAGED)

NEW SIGNAGE - METAL LETTERING ON STANDOFFS FROM FACE OF BUILDING NAVY BLUE & BRUSHED NICKEL COLORS

EXISTING PARAPET CAP WRAPPED WITH NEW METAL & FLASHING - BRUSHED NICKEL COLOR

BUILT UP COLOR - SAND AT 4 CORNERS OF BUILDING (LIGHT GRAY COLOR)

NEW FRAME SLOPED CANOPY (COVERS 50% OF FACE OF BUILDING) METAL WRAP FINISH - DARK BRONZE COLOR

REMOVE EXISTING PAINTED METAL PANELS & INSTALL SPLIT FACE BLOCK MORTER W/PRECAST CONCRETE CAP (LIGHT GRAY COLOR)

NEW EXTERIOR UNIFORM TILE TO COVER EXISTING BRICK BRONZE, GRAY & CREAM MIX FOR COLORS (EXISTING BRICK TO REMAIN & NOT DAMAGED)

RESTORE EXISTING CLASS BLOCK FEATURE ABOVE THE CORNER ENTRY TO MATCH WHAT WAS EXISTING TO BUILDING

COVER EXISTING BRICK W/ EIFS FINISH - DARK GRAY COLOR (BRICK WILL NOT BE DAMAGED)

13'

EXISTING WINDOWS ON MAIN STREET SIDE TO REMAIN AND REPLACED WITH NEW GLASS (CLEAR W/UV PROTECTION)
MAIN STREET VIEW OF BUILDING
SCALE N.T.S.

EXISTING FURNITURE MART BUILDING 5TH & MAIN
NEW EXTERIOR RENOVATION PROPOSAL - FURNITURE MART
Rapid City, South Dakota

Henriksen, Inc.
526 Saint Joseph Street, Suite A
Rapid City, South Dakota 57701
Phone (605) 364-0189 Fax (605) 341-4288
- LIST OF EXISTING GAMBLES BUILDING EXTERIOR FINISH PRODUCTS:

1. LIGHT COLORED BRICK
2. CAST STONE COPING (AT TOP OF EXTERIOR WALLS)
3. 24" X 24" BLACK PORCELAIN ENAMELED STEEL PANELS (AT BASE OF WALL)
4. 1/2 PLATE GLASS WINDOWS (ALUMINUM FRAMES - CLEAR FINISH)
5. ALUMINUM CANOPIES ABOVE EACH ENTRY TO BUILDING (CLEAR FINISH)
6. ONE TALL SKIN TOWER (20" ABOVE TOP OF EXTERIOR WALLS) - BLACK PORCELAIN ENAMELED STEEL PANELS - ALL SIDES OF TOWER (AT MAIN STREET SIDE ENTRY ONLY)
7. 24" X 24" WHITE PORCELAIN ENAMELED STEEL PANELS (AT CORNER ENTRY OF BUILDING - EX - SIDE OF DOORS FOR ACCENT COLOR W/ THE BLACK PORCELAIN ENAMELED STEEL PANELS METER)
8. GLASS BLOCK ABOVE EACH ENTRY DOOR TO BUILDING ON THE CORNER, MAIN STREET SIDE & THE 8TH STREET SIDE. VENT LOUVERS WERE INSTALLED AT EACH CENTER OF THE FRAMELESS GLASS BLOCK AREA
9. ALUMINUM ACCENT PANELS AT TOPS OF WINDOWS & AT MAIN CORNER ENTRY TO BUILDING.

- NOTE: ONLY A BLACK AND WHITE PHOTO COULD BE FOUND AT THE LIBRARY IN THE OLD ADD MUSEUM LOCATED IN THE HISTORICAL ROOM SECTION.

GAMBLES BUILDING WAS BUILT 1947.
- LIST OF EXTERIOR BUILDING CHANGES:
  1. LIGHT COLORED BRICK - STILL REMAINS FROM EXISTING GABLES, BUILD DATED 1947.
  2. CAST STONE CAPPING (AT TOP OF EXTERIOR WALLS) - STILL REMAINS.
  3. 24" X 24" BLACK PORCELAIN ENAMELED STEEL PANELS (AT BASE OF WALL) - NOW PAINTED WHITE
  4. GLASS CONTRACT WINDOWS (ALUMINUM FRAMES - CLEAR FINISH) - WINDOWS HAVE BEEN ADDED TO MAIN STREET SIDE
  5. ALUMINUM CANOPIES ABOVE EACH ENTRY TO BUILDING (CLEAR FINISH) - ONE EXISTING CANOPY HAS BEEN REMOVED DUE TO DAMAGE - ALL OTHERS HAVE BEEN COVERED WITH CLOTH (MARION SIGN CANOPIES).
  6. ONE TALL SIGN TOWER (20' ABOVE TOP OF EXTERIOR WALLS) - BLACK - NOT SURE WHEN THAT WAS REMOVED FROM THE EXISTING GABLES BUILDING (MAIN STREET SIDE).
  7. 24" X 24" WHITE PORCELAIN ENAMELED STEEL PANELS (AT CORNER ENTRY OF BUILDING - EXTERIOR DOORS) FOR UNTAN COLOR IN THE BLACK PORCELAIN ENAMELED STEEL PANELS MISMATCH. CENTER DOOR WAS REMOVED AT THE CORNER ENTRY AND SIDELIGHTS WERE INSTALLED IN THE ENAMELED PANELS WHERE REMOVED BY CURRENT FURNITURE MART OWNERS.
  8. GLASS BLOCK ABOVE EACH ENTRY DOOR TO BUILDING ON THE CORNER, MAIN STREET SIDE & THE 5TH STREET SIDE. VENT LOUVERS WERE INSTALLED AT EACH CENTER OF THE FRAME GLASS BLOCK AREAS. CORNER ENTRY OF BUILDING WAS MODIFIED PREVIOUS TO THE FURNITURE MART OWNERS. THE OWNER AT THAT TIME REMOVED THE GLASS BLOCK AND PUT IN FULL SIZE VENTING LOUVERS. NOT SURE ON WHY THE CHANGES - NEED TO INVESTIGATE REASON FOR THIS DESIGN CHANGE.
  9. ALUMINUM DOOR PANELS AT TIPS OF WINDOWS & AT MAIN CORNER ENTRY TO BUILDING. - AT SOME POINT THEY WERE REMOVED MAYBE DUE TO THE WINDOWS BEING UPDATED.

-BUILDING EXAMPLE DOWNTOWN AREA:

This shows the use of exterior tile work & metal open air canopies to create a more modern look with the lighter gray tones / metal work architecture. Building is the hotel located at the NW corner of 8th and Main Street.

-EXISTING COMPARISON DOWNTOWN BUILDING FINISHES

NEW EXTERIOR RENOVATION PROPOSAL - FURNITURE MART
Rapid City, South Dakota

Henriksen, Inc.
526 Saint Joseph Street, Suite A
Rapid City, South Dakota 57701
Phone (605) 364-0189 Fax (605) 341-4268

A1.5 Drawing Number
SHPOID  SiteID  StructureID
PN00000718  46412  49456

SITE INFORMATION

*Survey Date: 7/11/2007 12:00:00 AM  *Quarter1: NE
*Surveyor: Michelle Dennis  *Quarter2: NW
*Property Address: 430 Main St  *Township: 1N
*County: PN  *Range: 7E
*City: Rapid City  *Section: 1

Acres:

Legal Description:

Location Description:

Owner Code1:  Owner Name:  
Owner Code2:  Owner Address:  
Owner Code3:  Owner City:  
Owner Code3:  Owner State:  
Owner Zip:  

HISTORIC SIGNIFICANCE

*DOE: NR Eligible  
*DOE Date: 8/23/2007 12:00:00 AM  Multiple Property Name
Nomination Status:  
Listed Date:  
Ref Num:  
Period:  
Category: 
Historic District Rating: 
Significance Notes: Eligible in association with postwar-era commerce in Rapid City and the movement toward new "modern" architecture.

* = REQUIRED FIELD
**STRUCTURE DETAILS**

*Structure Name:* Gambles Store

Other Name:

**Date Of Construction:** 1947

**Cultural Affiliation:**

- **Type:**
- **Style:**

**Roof Shape:**

**Roof Material:**

**Occupied:**

**Accessible:**

**Structural System:**

**Altered/Moved Notes:**

**Significant Person:**

**Walls:**

**Stories:**

**Foundataion:**

- **UTM Zone:** 14

**UTM Easting:** 161738.5420

**UTM Northing:** 4889555.5535

**Restricted:** N

**Interior Notes:**

**Physical Notes:** One-story plus basement; yellow brick exterior cladding; flat roof; concrete foundation; large display windows in original aluminum framing; corner entry is angled; large awning/canopy along entire south elevation wrapping around corner entry and partially along west wall; large original pylon sign has been removed; much of interior is intact.

**Other Notes:**

**Link to National Register Nomination:**

*No National Register Nomination Available*
Inventory Update of Rapid City Commercial District

* - ADDITIONS TO ORIGINAL RAPID CITY COMMERCIAL HISTORIC DISTRICT (8/1/74)

* #1

Address: 430 Main Street
Historic Name: Gambles
Common Name: Furniture Mart
Year: 1947
NR Status: Contributing

Description: Utilitarian; tan brick (common bond 6/1); 1 story; rectangular plan; flat roof; tar and gravel; Main entrance SW corner, large plate glass display windows, stainless steel door and window frames; restrained art deco ornament.

Legal Description: Lots 17-23 of Block 76 of Original Town of Rapid City.

* #2

Address: 02 Main Street
Historic Name: Hills Tire and Supply
Common Name: 
Year: 1969
NR Status: Non Contributing

Description: Modern; glass and steel, concrete block, brown brick (stretcher bond); 1 story; irregular plan; flat roof: tar and gravel; Main entrance on south facade; 3 bay 4 bay garage on east facade; 3 sections, south third lass and steel showroom, middle third garage, northern third brown brick storage area.

Legal Description: Lots 30-32 of Block 76 of Original Town of Rapid City.

#3

Address: 08 Main Street
Historic Name: Video Blue
Common Name: 
Year: 1906
NR Status: Contributing

Description: Italianate; sandstone, brick (stretcher bond); 1 story; rectangular plan; flat roof: tar and gravel; 3 bay facade, main entrance centered and recessed on south facade; decorative Italianate cornice, awning over entrance.

Legal Description: Lot 29 of Block 75 of Original Town of Rapid City.